



**Affidavit Cum Declaration Of Proposed Residential Project
"SIYA HOMES".**

I, Raj Kumar Agarwal S/o Late Shri Manohar Lal Agarwal aged 42 years R/o 298, Opp. Hathroi School, Ajmer Road, Jaipur-302001 duly authorized by the Promoter, **M/s Apple Homes** do hereby solemnly declare, undertake and state as under:

1. That Our Project named **"SIYA Homes"** situated at Plot No.70-A & 70-C, 5-E, Hanuman Nagar, Vaishali Nagar, Jaipur-302012 (Rajasthan) is new project.
2. That we have not accepted any booking & any advance payment from the allottees towards the booking of the unit till date and till the time we get RERA Registration we will not accept any payment.
3. That if any contradiction arise in the future the deponent will be responsible for the same.

Palace: Jaipur

Date : 04-05-2022

For M/s Apple Homes
FOR APPLE HOMES


PARTNER
Raj Kumar Agarwal

Auth. Signatory



ATTESTED

NOTARY
JAIPUR (RAJASTHAN)

4 MAY 2022

क्र. सं. 4196 - 2 MAY 2022

प्राक का मूल्यांकन 501

क्रेता का नाम MB रेपला हो नग

पिता/पति का नाम

निवास स्थान

प्राक खरीदने संबंधित कार्य का मूल्यांकन

- 2 MAY 2022

राजस्थान
ल. स्टाम्प विक्रेता
लाइसेंस नं. 29/09
2, न्यू कोलांगी, पॉयवल्ली, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत आवसंरचना सुविधाओं हेतु (धारा 3-क)-10% प्रतिशत	रूपये 5/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20% प्रतिशत	रूपये 10/-
कुल योग	रूपये 15/-

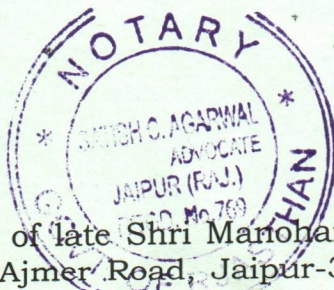
हस्ताक्षर स्टाम्प वेण्डर



Affidavit

I, Mr. Raj Kumar Agarwal Son of Late Shri Manohar Lal Agarwal aged 42 years R/o 298, Opp. Hathroi School, Ajmer Road, Jaipur-302001 duly authorized by the Promoter, M/s Apple Homes do hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of our Residential project **"SIYA Homes"** situated at Plot No.70-A & 70-C,5-E,Hanuman Nagar, Vaishali Nagar,Jaipur-302012 (Rajasthan) under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.
2. That we have given the details of RERA Designated Account as per Section 4(2) (I) (d) of the Act which are as under:
Bank Name :-ICICI BANK
Branch Address:- Banipark,Indira Colony,Jaipur-302016
IFSC Code:- ICIC0006746
Account No:-674605501145
Name of Account Holder:-**Apple Homes**
3. That the above mentioned Bank Account shall be used for the transactions related to this project as specified under the Real Estate Regulations and Development Act,2016
4. That if any contradiction arises in the future promoter will be responsible for it.



FOR APPLE HOMES

[Signature]
Deponent
PARTNER

I, Raj Kumar Agarwal Son of late Shri Manohar Lal Agarwal aged 42 years R/o 298, Opp. Hathroi School, Ajmer Road, Jaipur-302001, do hereby verify that the contents in para No. 1 to 4 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom

Verified by me at Jaipur on 04-05-2022

[Signature]
NOTARY
JAIPUR (RAJASTHAN)
- 4 MAY 2022

FOR APPLE HOMES

[Signature]
Deponent
PARTNER

4197

2 MAY 2022

क्र. सं. विक्रय दिनांक

मुद्रांक का मूल्यांकन 501

क्रेता का नाम MS देपल एम

पिता/पति का नाम

निवास स्थान

मुद्रांक खरीदने संबंधित कार्य का मूल्यांकन

2 MAY 2022

राजस्थान
ला. स्टाम्प विक्रेता
लाइसेंस नं. 29/09
2, न्यू कोलोनी, पॉवबल्ली, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत आवसंरचना सुविधाओं हेतु (धारा 3-क)-10% प्रतिशत	रुपये 5/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20% प्रतिशत	रुपये 10/-
कुल योग	रुपये 15/-

हस्ताक्षर स्टाम्प वैण्डर

Apple Homes

300, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 0141-2365005, email:-Varunagarwal21@gmail.com

Date:- 04-05-2022

Declaration

M/s Apple Homes through its authorized signatory Mr. Raj Kumar Agarwal regarding their Group Housing project “**SIYA Homes**” situated at Plot No.70-A & 70-C,5-E Hanuman Nagar,Vaishali Nagar,Jaipur-302012 (Rajasthan) declare that our Books of Accounts has not auditable financials available.

Thanking You,

FOR APPLE HOMES

PARTNER

For M/s Apple Homes

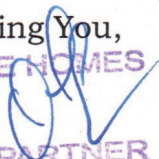
Apple Homes

300, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 0141-2365005, email:-Varunagarwal21@gmail.com

Date:-04-05-2022

TO WHOMSOEVER IT MAY CONCERN

M/s Apple Homes through its authorized signatory Mr. Raj Kumar Agarwal regarding their Group Housing project "**SIYA Homes**" situated at Plot No.70-A & 70-C,5-E Hanuman Nagar,Vaishali Nagar,Jaipur-302012 (Rajasthan) declares that the Promoter of the said project do not have any Criminal Record in the past.

Thanking You,
FOR APPLE HOMES

PARTNER

For M/s Apple Homes

Apple Homes

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Phone No. 0141-2365005, email:-Varunagarwal21@gmail.com

Date:-04-05-2022

TO WHOMSOEVER IT MAY CONCERN

M/s Apple Homes through its authorized signatory Mr. Raj Kumar Agarwal regarding their Group Housing project "**SIYA Homes**" situated at Plot No.70-A & 70-C,5-E Hanuman Nagar,Vaishali Nagar,Jaipur-302012 (Rajasthan) declares:-

1. That there are No encumbrances on Plot No.70-A & 70-C,5-E Hanuman Nagar,Vaishali Nagar,Jaipur-302012 (Rajasthan).

Thanking You,

PARTNER

For M/s Apple Homes

Apple Homes

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Phone No. 0141-2365005, email:-Varunagarwal21@gmail.com

Date:-04-05-2022

TO WHOMSOEVER IT MAY CONCERN

M/s Apple Homes through its authorized signatory Mr. Raj Kumar Agarwal regarding their Group Housing project "**SIYA Homes**" situated at Plot No.70-A & 70-C,5-E Hanuman Nagar,Vaishali Nagar,Jaipur-302012 (Rajasthan) declares that there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,
FOR APPLE HOMES



PARTNER

For M/s Apple Homes

Apple Homes

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Phone No. 0141-2365005, email:-Varunagarwal21@gmail.com

Date:-04-05-2022

TO WHOMSOEVER IT MAY CONCERN

M/s Apple Homes through its authorized signatory Mr. Raj Kumar Agarwal regarding their Group Housing project “**SIYA Homes**” situated at Plot No.70-A & 70-C,5-E Hanuman Nagar,Vaishali Nagar,Jaipur-302012 (Rajasthan) declare that:

Sr.No.	Particular	Applicability	Remarks
1.	NOC for Environment	Not Applicable	Not applicable
2.	NOC for Fire	Not Applicable	Not applicable
3.	Water Supply Permission	Not Applicable	Not applicable
4.	NOC from Airport Authority	Not Applicable	Not applicable

Thanking You,
FOR APPLE HOMES
PARTNER
For M/s Apple Homes

Apple Homes

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Phone No. 0141-2365005, email:-Varunagarwal21@gmail.com

Date:-04-05-2022

TO WHOMSOEVER IT MAY CONCERN

M/s Apple Homes through its authorized signatory Mr. Raj Kumar Agarwal regarding their Group Housing project "**SIYA Homes**" situated at Plot No.70-A & 70-C,5-E Hanuman Nagar,Vaishali Nagar,Jaipur-302012 (Rajasthan):-

1. It is declared that currently following drawings are not available and it will be provided at the time of quarterly updation :

- i) Water Supply Drawing
- ii) Sanitation Drawing
- iii) Electrical/Electrification Drawing

2. It is further declared that fire Fighting Provision, Rainwater Harvesting with respect to common area are not applicable project height is less then 20,000 sq mtr.

FOR APPLE HOMES
Thanking You,

PARTNER

For M/s Apple Homes

Apple Homes

300, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 0141-2365005, email: Varunagarwal21@gmail.com

Date:-04-05-2022

Declaration

M/s Apple Homes through its authorized signatory Mr. Raj Kumar Agarwal regarding their Group Housing project "**SIYA Homes**" situated at Plot No.70-A & 70-C,5-E Hanuman Nagar,Vaishali Nagar,Jaipur-302012 (Rajasthan) declare that we have not appointed Real Estate Agent, Contractor, till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

FOR APPLE HOMES

PARTNER

For M/s Apple Homes

Apple Homes

300, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 0141-2365005, email:-Varunagarwal21@gmail.com

Date:-04-05-2022

TO WHOMSOEVER IT MAY CONCERN

M/s Apple Homes through its authorized signatory Mr. Raj Kumar Agarwal regarding their Group Housing project "**SIYA Homes**" situated at Plot No.70-A & 70-C,5-E Hanuman Nagar,Vaishali Nagar,Jaipur-302012 (Rajasthan) declares that the Promoter Firm of the said project & Its Partners do not have any Criminal Record in the past.

Thanking You,

FOR APPLE HOMES

For M/s Apple Homes

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Plot No.70-A & 70-C,5-E Hanuman Nagar,Vaishali Nagar,Jaipur-302012 (Rajasthan)

1. The requisite particulars are as under:-

(i) Status of the applicant - Partnership Firm

(a) Name: **Apple Homes**

(b) Address: 300,Opp.Hathroi School, Ajmer Road, Jaipur-302001

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc:

(d) Main objects: Real Estate Business.

(e) Name, photograph and address of chairman/partner/director and authorised person etc.:

Name		Address
Raj Kumar Agarwal		298,Opposite.Hathroi School, Ajmer Road, Jaipur-302001

Name	Photograph	Address
Aashish Agarwal		298,Opposite.Hathroi School, Ajmer Road, Jaipur-302001

FOR APPLE HOMES

PARTNER

(iii) PAN Number of the promoter: ABIFA4540Q

2. Other Promoter Details:-

(i) Status of the applicant - NA

(a) Name: NA

(b) Address: NA

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc:

(d) Main objects: NA

(e) Name, photograph and address of Other promoter etc.:

Name	Photograph	Address

(iii) PAN Number of the other promoter: NA

(iv) Name and address of the bank or banker with which account in terms of sub- clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Details of Bank Account:-

Bank Name	ICICI Bank
Address	Bani Park, Indira Colony, Jaipur-302016
Account Name	Apple Homes
Account No.	674605501145
IFSC Code	ICIC0006746

(v) Details of project land:

Project Name	Siya Homes
Khasra No.	Plot No.70-A & 70-C
Address	5-E, Hanuman Nagar, Vaishali Nagar, Jaipur-302012
Total project Area (Sq.mtrs.)	805.80
Open Area (Sq.mtrs.)	341.75
Saleable Area (Sq.mtrs.)	3454.53

FOR APPLE HOMES
PARTNER

- (vi) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending related to project land, details of type of land and payments pending etc.

NA :

- (vii) Agency to take up external development works JDA Local Authority / Self Development:

- (viii) Registration fee for an amount of Rs. 38574/- paid through online payment dated 06-05-2022 Transaction No

- (ix) Any other information the applicant may like to furnish.

3. I/we enclose the following documents in triplicate, namely:-

- (i) Authenticated copy of the PAN card of the promoter:- **Enclosed.**
- (ii) Audited balance sheet of the promoter for the preceding financial year: **N.A.**
- (iii) Copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title: **Enclosed.**
- (iv) The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: **Enclosed.**
- (v) Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, duly executed, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed: **NA.**
- (vi) an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases:
- (vii) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority: **Enclosed.**
- (viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **NA**
- (ix) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Enclosed.**
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Enclosed.**

FOR APPL. NO.
PARTNER

- (xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any:
 - (xii) the number and areas of garage for sale in the project:
 - (xiii) the number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project:
 - (xiv) the names and addresses of his real estate agents, if any, for the proposed project:
 - (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:
 - (xvi) A declaration in Form-B. **Enclosed.**
- (Note: If any of the above items is not applicable write "N.A." against the appropriate items)

4. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made there under, namely:-

- (i)
- (ii)
- (iii)
-

5. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

FOR APPLE HOMES
Yours faithfully,
PARTNER

Signature and seal of the applicant(s)

Date:

Place:

Apple Homes

300, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 0141-2365005, email:-Varunagarwal21@gmail.com

Authorization Letter

Certified true copy of the resolution passed in partners meeting of **M/s Apple Homes** at their registered office situated at 300, Opp. Hathroi School, Ajmer Road, Jaipur-302001 (Rajasthan) on 2/05/2022 at 11 AM.

Resolved that **Mr. Raj Kumar Agarwal Partner** of the firm be and is hereby authorized as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purpose and or present on behalf of firm before the concerned Registrar, Authority, department for execution and registration in connection with the project named as "**SIYA HOMES**".

And to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/or incidental for the power mentioned herein above or connected herewith.

For M/s Apple Homes
FOR APPLE HOMES

Mr. Raj Kumar Agarwal
(Partner)

FOR APPLE HOMES

Mr. Ashish Agarwal
(Partner)

Acceptance of the Authorised Signatory

I Raj Kumar Agarwal hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

FOR APPLE HOMES

Signature of Authorized Signatory